

In The News

# Eric Rapkin Weighs In on Landlords Acquiring Mall Tenants in *Private Equity Real Estate*

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Eric Rapkin, Real Estate Practice Group Chair, spoke to *Private Equity Real Estate* on the topic of mall landlords inquiring to purchase their retail tenants. Rapkin elaborated that the move would allow landlords to continue attracting shoppers, and it would also avoid triggering co-tenancy agreements that would allow smaller tenants to dissolve their leases if the anchor tenant leaves. Owning an anchor tenant could also allow a landlord to make changes to a property that would otherwise be vetoed by an anchor.

“Ultimately, controlling your real estate has value. I don’t think the mall owners are looking at this as an opportunity to get into the fast fashion business or the department store business. This is a real estate owner saying there’s real value to us controlling our own real estate,” Rapkin said.

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Eric D. Rapkin

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